



PLANNING AND ZONING COMMISSION AGENDA-REGULAR MEETING

Monday, December 11, 2017

Ketchum City Hall

480 East Avenue North, Ketchum, ID 83340

1. 5:15 PM – SITE VISIT: 100 Northwood Way Mixed-Use Development Conditional Use Permit and Design Review: 100 Northwood Way, Ketchum, ID (Northwood Light Industrial Subdivision Lot 9).
2. 5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho
3. **PUBLIC COMMENT** - Communications from the public for items not on the agenda.
4. **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF**
 - a. 100 Northwood Way Mixed-Use Development Conditional Use Permit and Design Review: The Commission will consider and take action on an application for a Conditional Use Permit for two new residences in the Light Industrial 2 (LI-2) zoning district and for design review approval of a new mixed-use building (Northwood Light Industrial Amended Lot 5A).
 - b. 100 Northwood Way Mixed-Use Development Design Review: The Commission will consider and take action on an application for design review approval of a new mixed-use building (Northwood Light Industrial Amended Lot 5A).
 - c. Stott Residence Mountain Overlay Preapplication Design Review: 600 N. Walnut Ave., Ketchum, Idaho (Lots 1 and 2, Block 91) *Continued to January 8, 2018.*
 - d. Sun Valley Dental Arts Design Review Continued from November 13, 2017: 100 7th Street East Ketchum, Idaho (Ketchum Townsite, Lot 5, Block 34). The Commission will consider and take action on an application by Ben Franz for Design Review approval of a new mixed use three-story building with ground floor commercial space with two residential units on the second floor and one residential unit on the third floor.
 - e. Zoning and Subdivision Code Amendments: City-initiated text amendment, amending: (1) Title 16, Ketchum Municipal Code, to add an avalanche development and design standard for proposed subdivisions within designated avalanche areas (16.04.040 R); (2) Title 17, Ketchum Municipal Code, to amend the avalanche zone district use restrictions by clarifying allowed construction purposes (17.92.010 A.6.), to clarify conditions for rentals in avalanche areas (17.92.010 D.4), to specify that subdivisions in high hazard avalanche areas within the mountain overlay district are prohibited, and further clarifying when townhome, condominium and subdivision developments in high and moderate avalanche areas within the city are conditionally allowed (17.92.010 D.5.), and to require protected utility meters and shut-off valves for new construction and substantial remodels in the avalanche zone district (17.92.010 D.6); (3) Title 17, Ketchum Municipal Code, to add both a commercial and neighborhood off-site snow storage definition (17.08.020), to add development standards for commercial and neighborhood off-site snow storage (17.124.160), and amend the city's district use matrix to specify appropriate locations and procedures for off-site snow storage (17.12.020 A.6.); and, (4) providing a repealer clause; providing a savings and severability clause; and providing an effective date.
5. **CONSENT CALENDAR**
 - a. Minutes: October 9, 2017 and November 13, 2017
 - b. Findings of Fact and Conclusion of Law for 180 Northwood Mixed-Use Building Design Review: Located at Northwood Light Industrial Amended Lot 5A. Staff recommends continuation to *January 8, 2018.*
6. **FUTURE PROJECTS AND NOTICING REQUIREMENTS**
7. **STAFF REPORTS & CITY COUNCIL MEETING UPDATE**
8. **COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE**
 - a. **Discussion of Requiring Bear-Proof Trash Containers in Ketchum**
 - b. **Review, Discussion, and Tour of the 2014 Comprehensive Plan**
9. **ADJOURNMENT**

Any person needing special accommodations to participate in the meeting should contact the City Clerk's Office as soon as reasonably possible at 726-3841. All times indicated are estimated times, and items may be heard earlier or later than indicated on the agenda.